

**CITY OF HYATTSVILLE**  
**PLANNING COMMITTEE MINUTES**  
**FEBRUARY 25, 2025**

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*Register in advance for this webinar:*

<https://us06web.zoom.us/meeting/register/m7WDnOwdRTKUp6JAM0MWdw>

**1. Introduction of Committee & Guest Members (7:00 PM)**

- Maureen Foster, Committee Chair
- Todd Dengel, Committee Co-chair
- William Seath, Committee Member
- Marshall, Committee Member
- Greg Barnes, Committee Member
- Sam Denes, Council Liaison
- Kareem Redmond, Council Liaison
- Jeff Ulysse, Staff Liaison

**2. Committee Business**

- Approval of October 22nd, 2024, minutes
  - A motion was made to approve the minutes by Committee Co-Chair Maureen, seconded by Todd. The motion was carried
- Approval 2025 Committee Meeting Calendar
- Election of Officers
  - Maureen Foster, Committee Chair
  - Todd Dengel, Committee Co-chair
  - Jeff Ulysse, Record Keeper

**3. West Hyattsville Queens Chapel Sector Plan – Remand Update**

- Staff Liaison, Jeff Ulysse, discussed the remand of the West Hyattsville Queen's Chapel sector plan which requires further research and compliance with housing legislation. The remand addresses four key areas and issues: resident displacement, floodplain mitigation, sustainable development, and changes to single-family neighborhood zoning. Sarah Benton and Tom Lester from Park and Planning presented these concerns to the city council, emphasizing the need for further analysis.

**4. Development Update**

- Jeff highlighted the Canvas development project, detailing its 31,000 square feet of commercial space and 285 residential units, including

studio, one-bedroom, and two-bedroom apartments. Pricing for the apartments varies, with studios starting at \$1,920 and two-bedroom units going up to \$3,760. Parking will accommodate 680 vehicles, with 160 city parking spaces. Public access anticipated by mid-March to April, pending the installation of a traffic light.

- Todd raised concerns about parking equipment, ticket spitters and pay-on-foot stations. Discussed the need for the city to manage emergency gate issues with the new parking operator.
- Jeff confirmed that pay-on-foot stations would only accept credit cards.
- Marshall raised concerns about the lack of cash options, highlighting potential problems with card transactions.
- CM Denes asked about bike parking in the garage
- Jeff indicated plans for bike racks, although the exact number is yet to be determined. Additionally, there was uncertainty regarding the parking rates for the city lot.
- Jeff discussed exploring options for new businesses, particularly a hardware store and recreational facilities, but no developments are currently underway. Snow Crane, an ice cream business, is in talks to secure a location after successful pop-up events. The local community has shown positive reception towards this venture, although challenges remain in finalizing the space

## **5. Adjourn (8:20 PM)**

- Maureen: Motion to Adjourn
- Marshall: Second